



**To:** State Agencies  
Responsible Agencies  
Local and Public Agencies  
Trustee Agencies  
Interested Parties

**From:** Diana Pancholi, Associate Planner  
City of Mountain View  
Community Development Department  
500 Castro Street, P.O. Box 7540  
Mountain View, CA 94039-7540

**NOTICE OF PREPARATION  
OF AN ENVIRONMENTAL IMPACT REPORT FOR THE  
700 EAST MIDDLEFIELD ROAD LINKEDIN OFFICE PROJECT**

As the Lead Agency, the City of Mountain View will prepare an Environmental Impact Report (EIR) for the above referenced project and would like your views regarding the scope and content of the environmental information to be addressed in the EIR. The project description, location, and a brief summary of potential environmental effects are attached.

A Public Scoping Meeting will be held on **Wednesday, September 27 at 4:00 p.m.** to take comments regarding the scope and content of the Draft EIR. The Scoping Meeting will be held at Mountain View City Hall, 500 Castro Street, Mountain View.

According to State law, the deadline for your response is 30 days after receipt of this notice; however, we would appreciate an earlier response, if possible. Written comments will be accepted until **Wednesday, October 11 at 5:00 p.m.**

Please identify a contact person, and send your response to:

City of Mountain View  
Community Development Department  
Attention: Diana Pancholi, Associate Planner  
500 Castro Street, P.O. Box 7540  
Mountain View, CA 94039-7540  
(650) 903-6306  
[diana.pancholi@mountainview.gov](mailto:diana.pancholi@mountainview.gov)

Diana Pancholi, Associate Planner  
Community Development Department

\_\_\_\_\_  
Date: \_\_\_\_\_

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**A. INTRODUCTION**

The purpose of an Environmental Impact Report (EIR) is to inform decision makers and the general public of the environmental effects of a proposed project. The EIR process is intended: to provide environmental information sufficient to evaluate a proposed project and its potential for significant impacts on the environment; to examine methods of reducing adverse environmental impacts; and to consider alternatives to the project. Although an EIR is one of the first documents to be reviewed when considering a project, the document itself, including its certification, does not constitute project approval. Upon finding the EIR is complete and in compliance with the California Environmental Quality Act (CEQA) of 1970, as amended, the City Council will consider certification of the EIR at a public hearing and may take action on the proposed 700 East Middlefield Road LinkedIn Office Project.

The City of Mountain View determined that analysis of the environmental effects of the project would be best provided through use of an Environmental Impact Report (EIR). The EIR for the proposed project will be prepared and processed in accordance with the California Environmental Quality Act (CEQA) of 1970, as amended.

In accordance with the requirements of CEQA, the EIR will include the following:

- A summary of the project,
- A project description,
- A description of the existing environmental setting, potential environmental impacts, and mitigation measures,
- Alternatives to the project as proposed, and
- Environmental consequences, including:
  - (a) any significant environmental effects which cannot be avoided if the project is implemented;
  - (b) the growth-inducing impacts of the proposed project, and
  - (c) cumulative impacts.

**B. PROJECT LOCATION**

The 28.7-acre project site is located in the East Whisman area of eastern Mountain View and includes the addresses 700 East Middlefield Road, 800 East Middlefield Road and 1100 West Maude Avenue, on Assessor's Parcel Numbers (APNs) 165-38-001, -006, and -007.

The project site is bordered by West Maude Avenue and the Sunnyvale Golf Course to the north, State Route (SR) 237 and a frontage road to the west, East Middlefield Road to the south, and the City of Sunnyvale to the east. Regional, vicinity, and aerial maps of the project site are attached to this NOP as Figures 1, 2, and 3, respectively.

## C. DESCRIPTION OF THE PROJECT

The project site currently contains approximately 466,000 square feet of office space in five two-story buildings. Two of these buildings would be demolished for project development, and three buildings in the central portion of the site that have recently been renovated would be retained.

The project proposes to construct three new six-story office buildings, which would contain approximately 763,000 square feet of office space. The completed campus would be approximately 1,078,000 square feet in size, representing a net increase in development on the site of approximately 612,000 square feet.

Two six-level, above-grade parking structures, each with one level of below-grade parking, would also be constructed on the site. The parking structures would contain approximately 400,000 and 576,000 square feet of parking surfaces. The project would also include a small retail space of up to 3,000 square feet.

The proposed corporate campus would include new landscaping and central open space areas, pathways and driveways, and new utilities. The project would be built to the standards of LEED Platinum, and would incorporate many energy-efficiency measures.

The applicant proposes to construct the project in phases, maintaining occupancy in the retained buildings during the construction period. Bicycle and pedestrian improvements through the site and near the State Route (SR) 237 frontage road would be implemented as part of the project.

The proposed project site has a *High-Intensity Office* land use designation in the Mountain View 2030 General Plan. The project proposes a floor area ratio (FAR) of 0.86 and six-story building heights, which is below the maximum 1.0 FAR and eight-story height guideline allowed within the *High-Intensity Office* designation. The proposed project would be consistent with this land use designation, and would not require a General Plan amendment.

The existing zoning district is *ML: Limited Industrial*, and the project would require a rezoning to the *P: Planned Community* zoning district to increase the allowed FAR on the site. The City of Mountain View is currently preparing the *East Whisman Precise Plan*, a zoning document that will provide standards and guidelines for the East Whisman Change Area, including the project site. The site will be rezoned to *East Whisman Precise Plan* following the Plan's adoption, anticipated to be at the end of 2018.

## D. ENVIRONMENTAL EFFECTS OF THE PROJECT

### *Aesthetics*

The EIR will analyze visual issues that may result from implementation of the project, which could include impacts resulting from building mass, height, lighting, and possible glare to adjacent land uses. The EIR will also evaluate the project's visual compatibility with adjacent properties, including existing and approved development, and effects on views from designated scenic routes.

### *Air Quality*

The EIR will describe the existing air quality conditions in the Bay Area and will evaluate the operational and construction air quality impacts of project implementation, in accordance with current BAAQMD CEQA Guidelines. Mitigation and/or avoidance measures will be identified for significant air quality impacts, as appropriate.

### *Biological Resources*

The EIR will describe impacts of the project on biological resources, including the potential for implementation of the project to result in increased bird strikes and impacts to Heritage trees and the urban forest. The EIR will describe any mitigation measures necessary to reduce significant impacts to a less than significant level,

### *Energy*

The EIR will examine the potential for the project to result in energy impacts including any substantial increase in energy demand or wasteful energy use, and will discuss energy conservation measures included in the project.

### *Geology and Soils*

The existing geologic and soil conditions on the project site will be described in the EIR. The EIR will describe the existing geologic (including seismic) conditions in the area, and impacts to persons or property that may result from implementation of the proposed project.

### *Greenhouse Gas Emissions*

The EIR will describe the existing greenhouse gas emissions (GHG) of the project site and will evaluate the GHG impacts of the proposed project, in accordance with the City of Mountain View's adopted Greenhouse Gas Reduction Program (GGRP) and current BAAQMD CEQA Guidelines. Mitigation measures will be identified for significant GHG impacts, consistent with the GGRP.

### *Hazards and Hazardous Materials*

The EIR will describe the existing conditions on and adjacent to the site, including the project's potential to disturb any existing soil and/or groundwater contamination on the site or in the vicinity and increase impacts to existing and future occupants. Mitigation measures will be identified to reduce significant hazardous materials impacts, as appropriate.

The EIR will also describe the project's conformance with the Comprehensive Land Use Plan (CLUP) for the environs of Moffett Federal Airfield. The EIR will discuss the project's consistency with the CLUP policies regarding noise compatibility, safety compatibility, and airspace protection.

### *Hydrology and Water Quality*

The EIR will discuss potential impacts from stormwater runoff and drainage from the proposed project, and any mitigation measures or best management practices necessary to reduce these impacts.

### *Land Use*

The EIR will describe the existing land uses within, and in the vicinity of, the proposed project site, and will discuss the project's conformance with relevant land use plans, policies, and regulations, including the 2030 General Plan and GGRP. The EIR will describe the proposed project's

compatibility with surrounding development, and will evaluate whether the project would divide an established community.

#### *Noise*

The EIR will evaluate the project to identify noise conflicts with existing or proposed uses in the vicinity. The EIR will also evaluate the potential noise impacts resulting from the project on a temporary and permanent basis. The potential for any offsite noise impacts associated with the project (e.g., construction noise impacts on nearby residences or the potential for increased traffic noise levels along the common streets serving the project area) will be assessed. Vibration produced by construction activities would be evaluated. Mitigation measures will be described to reduce significant noise or vibration impacts resulting from the project.

#### *Transportation and Circulation*

A transportation impact analysis (TIA) will be prepared for the EIR to describe the existing transportation network and to evaluate the project's traffic impacts, including an analysis of vehicle miles traveled (VMT). Traffic impacts will be evaluated following the guidelines of the City of Mountain View and the Santa Clara County Congestion Management Program (CMP). Transit, pedestrian, and bicycle access and circulation will also be evaluated. Mitigation and/or avoidance measures will be identified for any significant traffic impacts.

#### *Utilities and Service Systems*

The EIR will describe the existing utilities in the site area and will address the ability of existing and planned public facilities and service systems to meet demands generated by the proposed project. Physical impacts to public utilities, including sanitary sewers, storm drains, and solid waste, will be identified, such as the need to construct new facilities.

The EIR will describe the existing water supply that serves the project site and will evaluate the impacts of the proposed project on this water supply through a water supply assessment prepared per the requirements of SB 610. Mitigation measures will be identified to avoid or reduce significant water supply impacts, as appropriate.

#### *Other Sections*

The EIR will include a discussion of other potential impact areas, including Cultural Resources, Population and Housing, and Public Services and Recreation.

#### *Cumulative Impacts*

In conformance with CEQA, this section will address the impacts of implementing this proposed project in combination with other past, present and reasonably foreseeable future projects in Mountain View and neighboring jurisdictions, including in the City of Sunnyvale and within Moffett Federal Airfield. Mitigation and avoidance measures will be identified for significant cumulative impacts, as appropriate.

#### *Alternatives to the Project*

Alternatives to the proposed project will be evaluated, including a "No Project" alternative. Other alternatives analyzed will be selected based on their ability to reduce or avoid environmental impacts and will likely include a reduced office intensity alternative.

### *Growth Inducing Impacts*

The EIR will discuss the ways in which the project could foster growth in the surrounding environment.

### *Other CEQA Sections*

The EIR will include other sections required by CEQA, including: Significant Unavoidable Impacts, Significant Irreversible Environmental Changes, Lead Agency and Consultants, References, and Technical Appendices.

## **E. SCOPING COMMENTS**

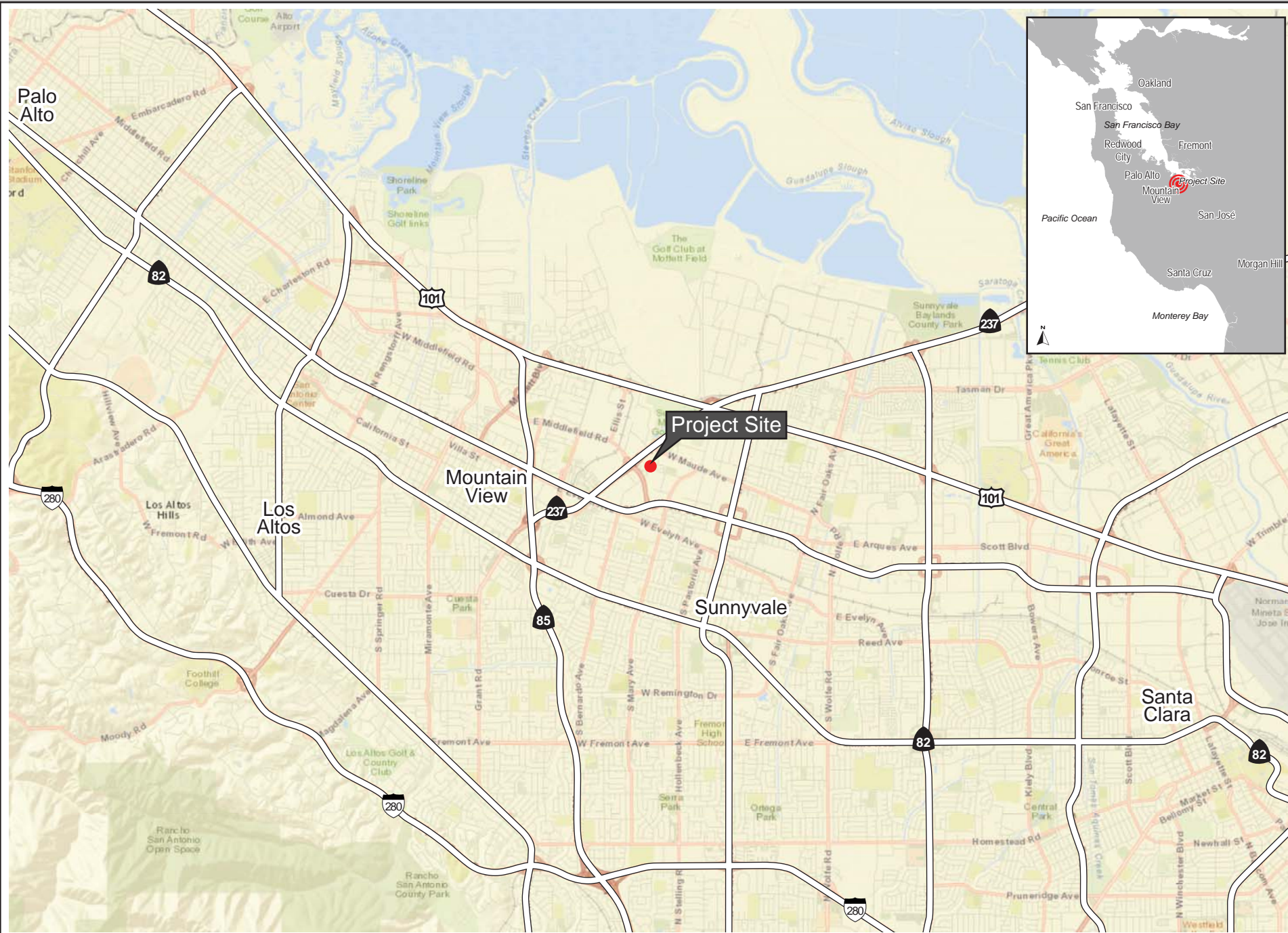
We are soliciting requests on the scope and content of the environmental information appropriate to your agency's statutory responsibilities or of interest to your organization; specifically, we are requesting the following:

1. Identify significant environmental effects and mitigation measures you believe need to be explored in the EIR with supporting discussion of why you believe these effects may be significant.
2. Describe special studies and other information you believe are necessary for the City to analyze the significant environmental effects, alternatives, and mitigation measures you have identified.
3. For public agencies that provide infrastructure and public services, identify any facilities that will be required to provide services to the project development.
4. Indicate whether staff from your agency would like to meet with City staff to discuss the scope and content of the EIR's environmental information;
5. Provide the name, title, telephone number, postal, and email addresses of the contact person from your agency or organization that we can contact regarding your comments; and
6. Identify alternatives you believe need to be explored in further detail in the EIR.

Comments may be sent to:

City of Mountain View  
Community Development Department  
Attention: Diana Pancholi, Associate Planner  
500 Castro Street, P.O. Box 7540  
Mountain View, CA 94039-7540  
(650) 903-6306  
[diana.pancholi@mountainview.gov](mailto:diana.pancholi@mountainview.gov)

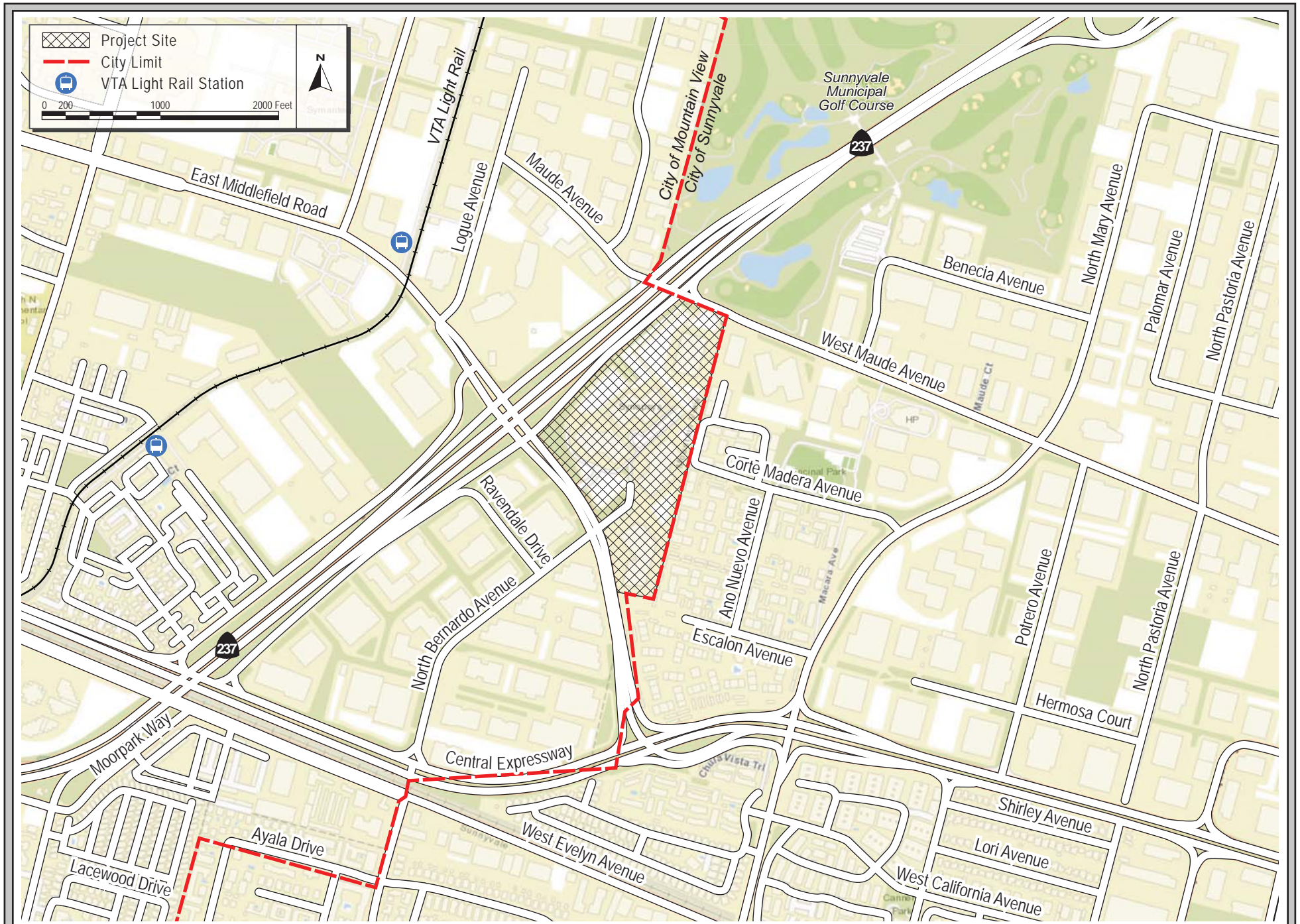




REGIONAL MAP

FIGURE 1

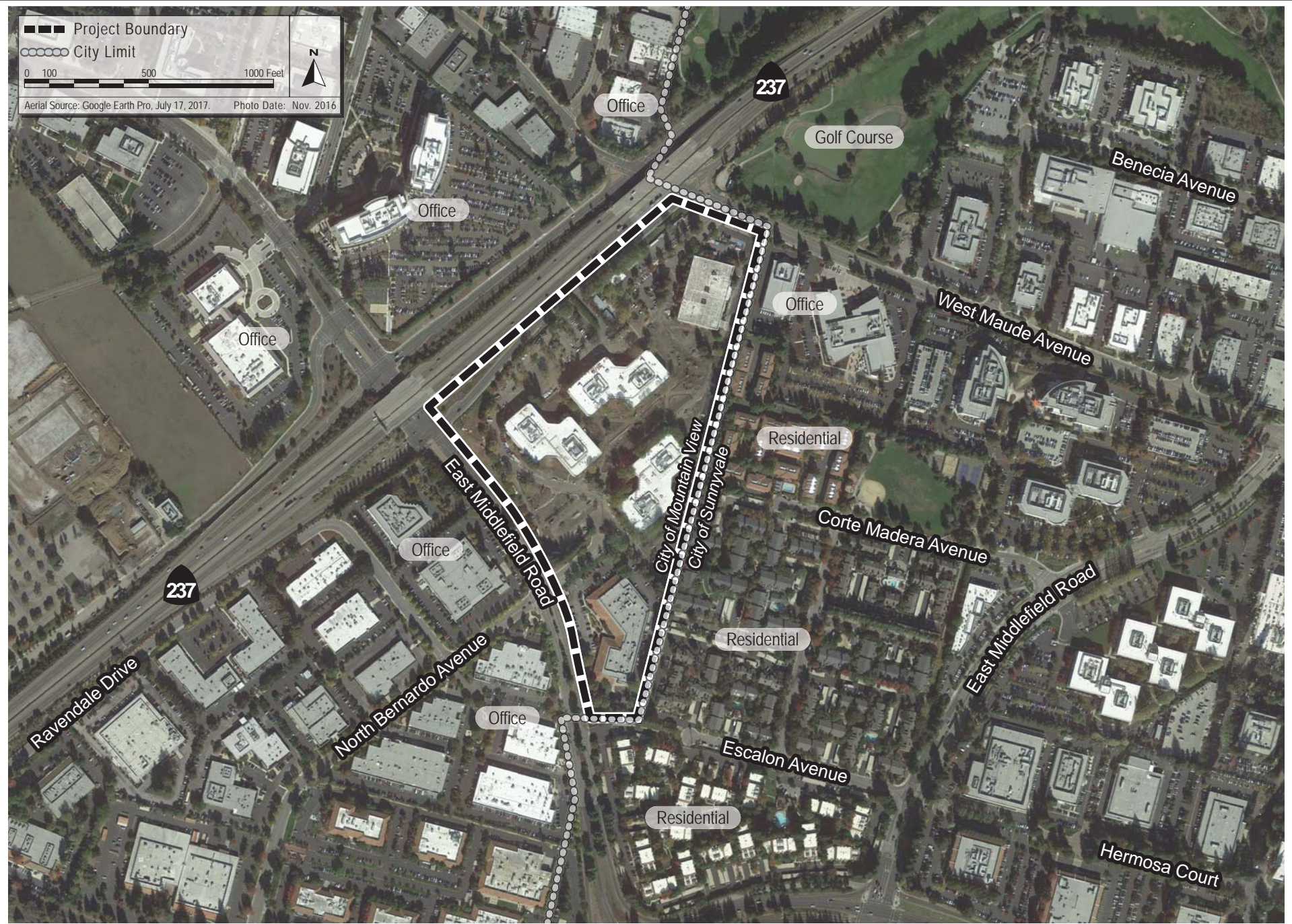




VICINITY MAP

FIGURE 2





AERIAL PHOTOGRAPH AND SURROUNDING LAND USES

FIGURE 3